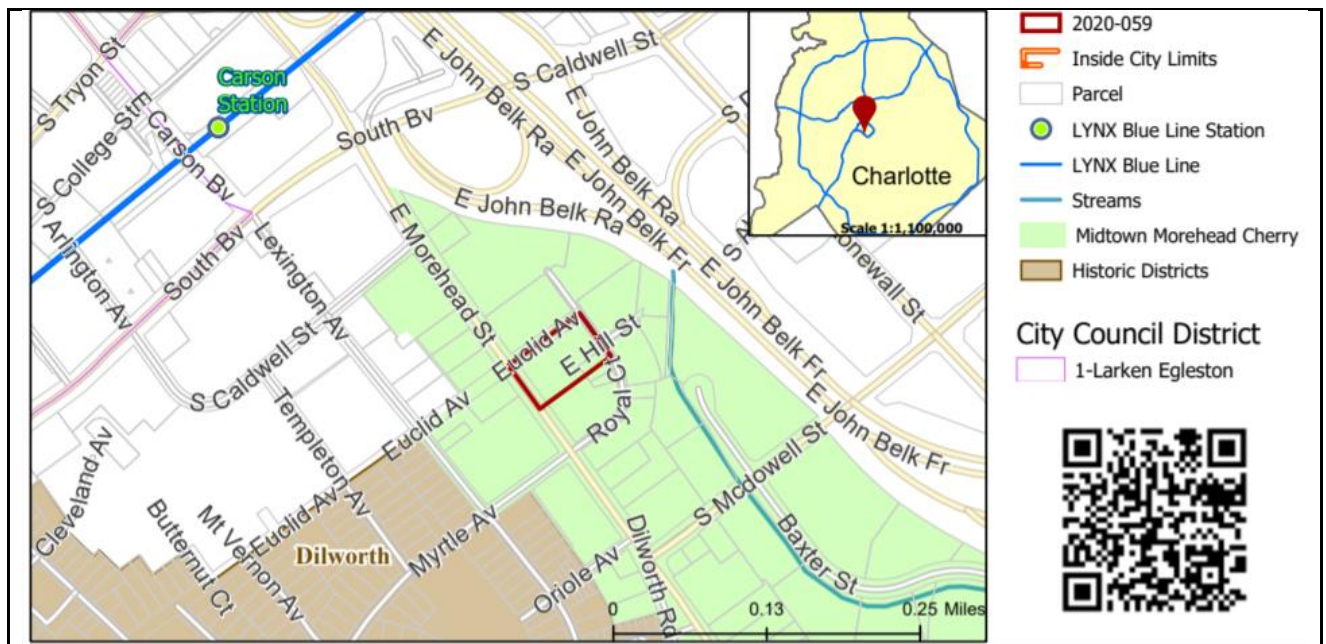


## REQUEST

Current Zoning: B-1 PED (neighborhood business, optional, pedestrian overlay) and MUDD (mixed use development district, pedestrian overlay)  
Proposed Zoning: MUDD-O PED (mixed use development district, optional-pedestrian overlay)

## LOCATION

Approximately 1.474 acres located on the southeast side of Euclid Avenue, southwest of Royal Court, and northeast of Morehead Street.



## SUMMARY OF PETITION

The petition proposes to allow a multifamily residential development in a single building.

## PROPERTY OWNER

Roll Triple Sevens LLC

## PETITIONER

Hanover R.S. Limited Partnership

## AGENT/REPRESENTATIVE

John Carmichael/Robinson, Bradshaw & Hinson, P.A.

## COMMUNITY MEETING

Meeting is required and has been held. Report available online.  
Number of people attending the Community Meeting: 20

## STAFF RECOMMENDATION

Staff does not support this petition in its current form. Staff would like to see better design incorporated into the building to better break up the massing and scale of the building, particularly along the Euclid Ave. frontage.

### Plan Consistency

The petition is **consistent** with the *Midtown Morehead Cherry Plan* recommendation for a mix of residential/office/retail uses for the area in which the site is located.

### Rationale for Recommendation

- The petition is consistent with the current mix of uses in the area and the adopted plan recommendation.
- The petition proposes a project that supports a desired mix of housing types.

- The project is coordinating with other requests in the immediate with respect to streetscape and pedestrian improvements
- The proposed building height is consistent with the height allowed for the building on adjacent property within the same block of Morehead St., Euclid Ave. and Royal Ct.

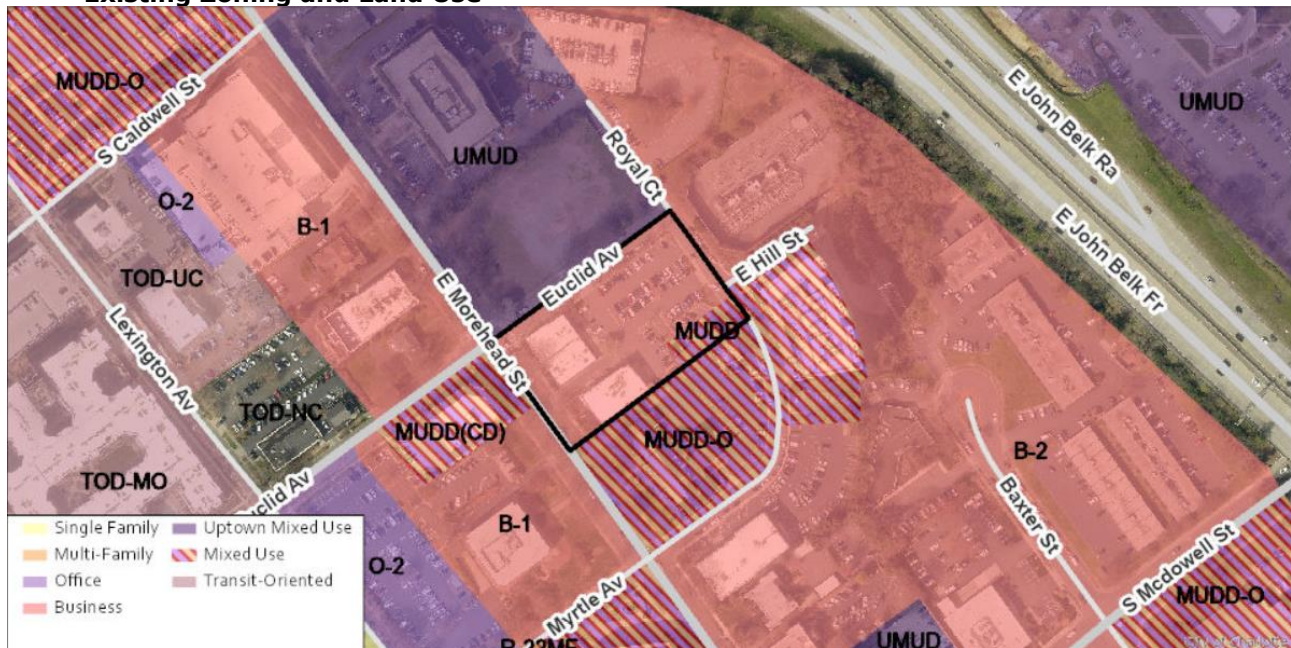
## PLANNING STAFF REVIEW

### • Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allow up to 350 multi-family dwelling units together with accessory uses in one building.
- Limits number of principal buildings on site to 1.
- Illustrates approximate location of proposed internal loading zone.
- Requests the following optional provision:
  - Allow a maximum building height of 170 feet.
  - Allow first/ground floor building façade fronting Royal Court to include a combination of windows and operable doors for a minimum of 15% of the first/ground floor building façade fronting Royal Court with transparent glass between 2 feet and 10 feet on the first/ground floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3 feet clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4 feet above adjacent street sidewalk.
  - Allow modifications to the streetscape along Royal Court to allow on-street parking and an on-street passenger pick-up and drop-off space.
  - Allow encroachments into the setback along Royal Court as noted:
    - Transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Additionally, the screening elements for the transformers and other electrical equipment may encroach into the setback from Royal Court provided that these items or features do not encroach into the required clear sidewalk zone. Such screening elements shall comply with the requirements of the ordinance.
    - Allows stairs, stoops, low walls, railings, fencing, perpendicular sidewalks, pavers and other ground level architectural items or features may encroach into the setbacks from all streets provided that these features do not encroach into the required clear sidewalk zone.
    - Allow balconies to encroach up to 8 feet into the setbacks from all adjacent streets. Balconies shall maintain a minimum vertical clearance of 12 feet above grade.
    - Allow awnings, sunshades and roof overhangs to encroach into the setbacks from all adjacent streets up to 4 feet from the back of curb and shall maintain a minimum vertical clearance of 9 feet above grade.
    - Allow bay windows to project up to a maximum of 3 feet from each building façade line. Bay windows shall maintain a minimum vertical clearance of 12 feet.
    - Allow sills, belt courses, eaves, cornices and ornamental features to project from the building façade no more than 2 feet and may extend over a public or private sidewalk, shared use path, amenity zone or planting strip.
- Proposes the following transportation improvements:
  - Proposes that in lieu of dedicating any right of way along the site's public street frontages, petitioner shall grant a sidewalk utility easement to the City of Charlotte along the Site's public street frontages to that point that is located at the back of the sidewalks to be installed along the Site's public street frontages.
  - Proposes drop-off entrance only access point and full access movement point onto Euclid Avenue.
  - Proposes 8-foot sidewalk and 8-foot planting area along E. Morehead with existing trees to remain.
  - Provides cross sections detailing streetscape improvements, proposed on street parking, and through lanes on Royal Court and Euclid Avenue.
  - Installs a stop sign, stop bar and cross walk on Euclid Avenue at the intersection of Euclid Avenue and Royal Court.
  - Installs a stop sign, stop bar and cross walk on Royal Court on the southerly leg of the intersection of Royal Court and Euclid Avenue.

- States subject to the availability of existing right of way within which to install these improvements, petitioner shall install a stop sign, stop bar and cross walk on Royal Court on the northerly leg of the intersection of Royal Court and Euclid Avenue. If existing right of way is not available to accommodate the foregoing improvements, Petitioner shall not be required to install the same.
- Proposes the following architectural standards:
  - Notes building placement and site design shall focus on and enhance the pedestrian environment through such as building placement; combination of windows and operable doors; incorporation of minimum of 30% masonry materials on the facades of first/ground floor; direct pedestrian connections; prohibiting expanses of blank walls greater than 20 feet; and design of building elevations with vertical bays or articulated features.
  - Proposes buildings to have a minimum of 20% transparency on the aggregate of all upper floors.
- Existing Zoning and Land Use**



The site is developed with offices and associated parking and is surrounded by a mix of office, residential, retail, and public utility uses in various zoning districts. The site is near Interstate 277 and Uptown.



A view of the site (developed with offices and associated parking) from E. Morehead Street.

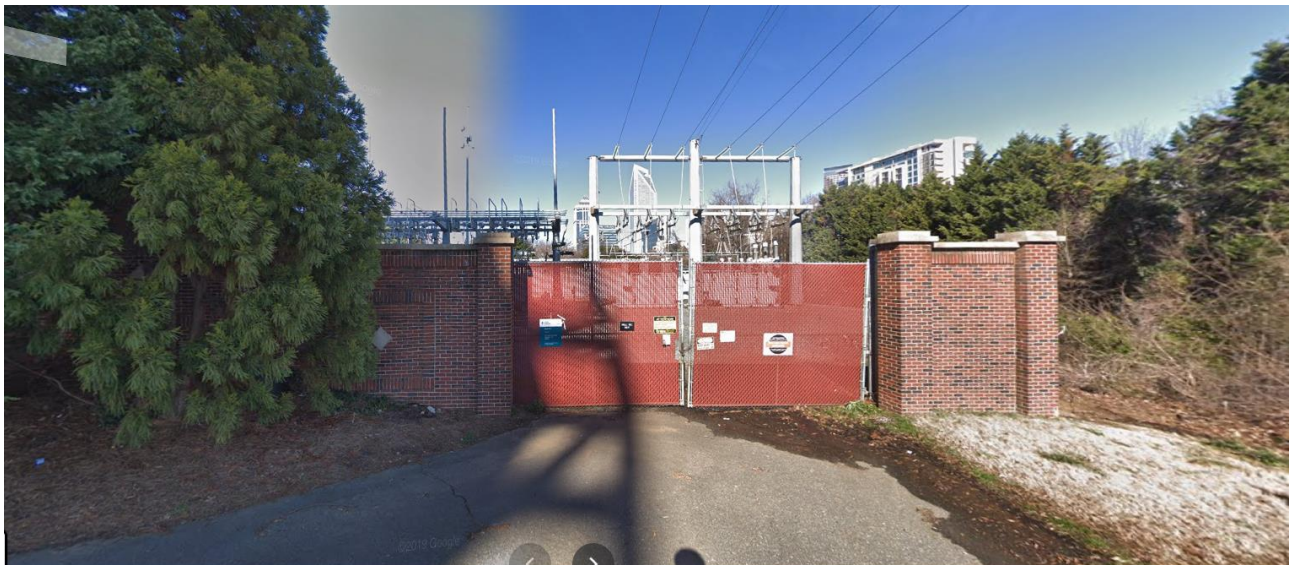




A view of the site (developed with offices and associated parking) from Royal Court.



On the opposite side of Royal Court are residential condominiums and offices (pic above) and Duke Energy substation (pic below).

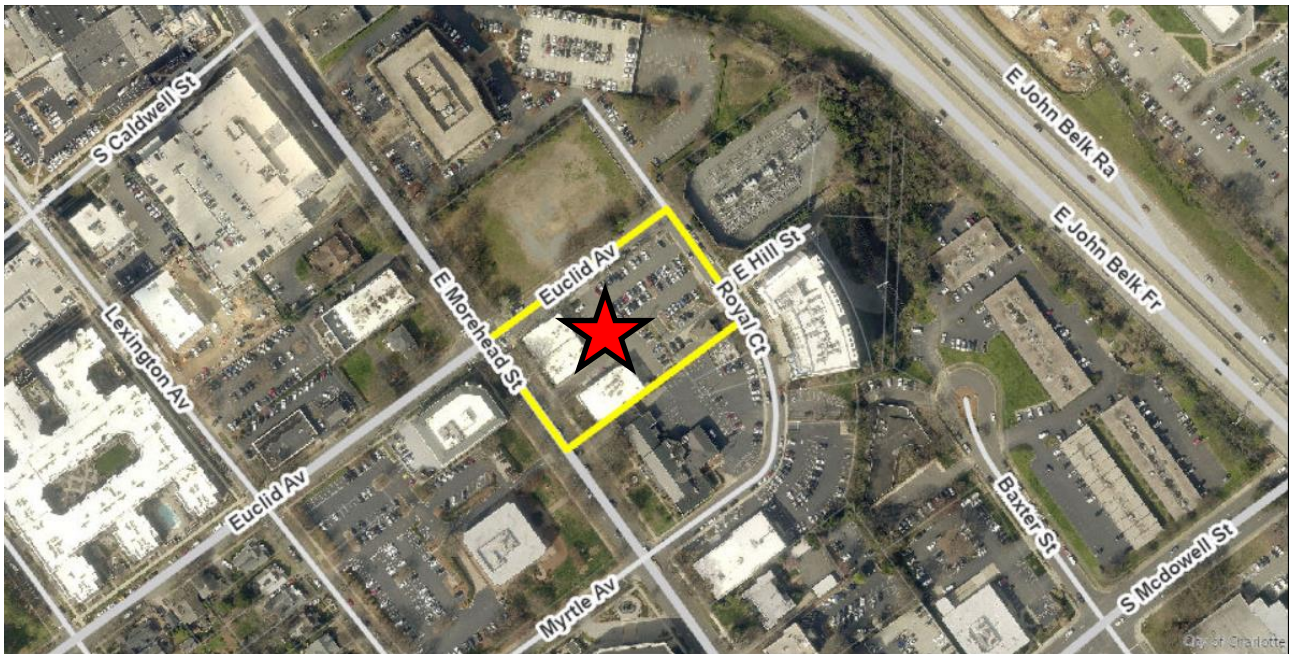


Utility substation across Morehead St.





Along East Morehead Street are office, residential, and retail uses.



The site is bounded by 3 streets (E. Morehead Street, Euclid Avenue, and Royal Court) and is located west of E. John Belk Freeway.

### • Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-032	MUDD-O SPA to allow an age restricted community with up to 220 multi-family residential units. As an alternative, proposes up to 195,000 square feet of office uses with ground floor retail, EDEE, personal services and/or commercial other non-residential uses, and limits building height to up to 160 feet as approved per petition 2008-025.	Pending
2020-006	Rezone to TOD-UC	Pending
2019-102	Rezoned 1,771.18 acres under a range of zoning districts to TOD-UC, TOD-NC, TOD-CC or TOD-TR.	Approved
2016-068	Rezoned site to MUDD-O (mixed use development, optional) to allow a allow the redevelopment of a surface parking lot for an existing institutional use (Pritchard Memorial Baptist Church) to develop structured parking and 17,000 square feet of ground floor non-residential uses.	Approved
2015-076	Rezoned site to MUDD-O (mixed use development, conditional) to allow the expansion of the existing YMCA including a new parking structure and additional facility space.	Approved



- **Public Plans and Policies**



- The *Midtown Morehead Cherry Plan* (2012) recommends a mix of residential/office/retail uses for the area in which the site is located.
- **TRANSPORTATION SUMMARY**
  - The site is located on a major thoroughfare road. There are three active rezonings within the immediate area, including petitions 2020-006, 2020-032, and 2020-059. A Traffic Impact Study is in-progress for a by-right mixed use project, currently named Morehead Overlook (approximately 300 multi-family units, 321,780 sf of office, and 9,809 sf of retail), which is located on parcel ID numbers 12517506 and 12517519. The TIS scope was approved by CDOT and NCDOT 3/2/2020. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.
  - **Active Projects:**
    - South End Rail Trail Pedestrian Bridge
      - The project will implement a new pedestrian bridge across I-277 connecting the Rail Trail on the south side of I-277 to the Convention Center.
      - Construction: TBD; planning in-progress end Q1 2020
    - South Boulevard Corridor Implementation
      - The project will implement pedestrian hybrid beacons, bulbouts, and pavement markings at various locations along South Boulevard between Clanton Road and Carson Boulevard.
      - Construction: TBD; real estate acquisition to finish end Q1 2020
  - **Transportation Considerations**
    - See Outstanding Issues, Notes 5-6 and Requested Technical Revision, Note 8.
  - **Vehicle Trip Generation:**
    - Current Zoning:
      - Existing Use: 320 trips per day (based on 28,950 square feet offices).
      - Entitlement: 1,550 trips per day (based on 13,600 square feet of retail; 0.14 ac of MUDD)
    - Proposed Zoning: 1,590 trips per day (based on 350 apartments; site plan).

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments received.
- **Charlotte Department of Solid Waste Services:** See Outstanding Issues, Note 3.
- **Charlotte Fire Department:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding access, fire hydrant location and sprinkler system.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning would generate 6 students, while the development allowed under the proposed zoning will produce 70

students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 64.

- The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
  - Dilworth (Sedgefield Campus K-2) increases from 66% to 69%
  - Dilworth (Latta Campus 3-5) increases from 64% to 68%
  - Sedgefield Middle increases from 73% to 76%
  - Myers Park High increases from 125% to 126%
- See advisory comments at [www.rezoning.org](http://www.rezoning.org) for CMS impact statement.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along Royal Ct. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 8-inch gravity sewer main located along Morehead Street.
- **Engineering and Property Management:**
  - **Arborist:** No comments submitted.
  - **Erosion Control:** No outstanding issues.
  - **Land Development:** No outstanding issues.
  - **Storm Water Services:** This property drains to Upper Little Sugar Creek, which is an impaired/degraded stream, and may contribute to downstream flooding. This project has the opportunity to mitigate future impacts to this stream. See advisory comments at [www.rezoning.org](http://www.rezoning.org) regarding storm water quality treatment and volume and peak control.
  - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at [www.rezoning.org](http://www.rezoning.org) pertaining to air quality and ground water services.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

#### OUTSTANDING ISSUES

##### Site and Building Design

1. Add an optional provision to allow modification of the streetscape along Royal Court to allow on street parking.
2. Add an optional provision to allow modification of the streetscape along Euclid Avenue.
3. Please show residential compactor or set aside space for small dumpster bins to be rolled out for collection. Garbage/recycling set aside space must be shown on plans.
4. Further develop architectural and design standards to better address breaking up the massing and scale of the building.

##### Transportation

5. Please revise the site plan and conditional note(s) to include striping a double-yellow solid center line, per CDOT's Pavement Markings Design Guidelines, on Euclid Ave between intersections of East Morehead Street and Royal Court. Please also commit to milling & overlaying from the center line to the proposed curb line on Euclid Avenue.
6. Please revise the site plan and conditional note(s) to include intersection improvements at East Morehead Street & Euclid Avenue to replace substandard accessible ramps and improve the opposing off-set left-turn lane condition on Euclid Avenue.

#### REQUESTED TECHNICAL REVISIONS

7. Correct spelling error under Development Data.

##### Transportation

8. Please extend the left-sight line through the intersection of Euclid Avenue & East Morehead Street to account for the Euclid Avenue eastbound-thru green phase. The intersection sight distance plan and profile may be reviewed during permitting.

---

**See Attachments (applications, department memos, maps etc.) Online at [www.rezoning.org](http://www.rezoning.org)**

**Planner:** Claire Lyte-Graham (704) 336-3782